

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT
WEDNESDAY, MAY 8, 2024 at 7:30 P.M.**

Members Present: Mr. Berkowitz, Ms. Gragnani, Mr. Joskowitz, Mr. Kaplan,
Mr. Peddi, Mr. Reddy, Mr. Willans, Mr. Iracane

Also Present: John T. Chadwick, IV Board Planner
Thomas Lemanowicz, Board Engineer
William Johnson, Board Attorney

Absent: Mr. Mazarella

Announcement is made that adequate notice of this meeting has been given and that it is being conducted in accordance with N.J.S.A. 10:4-6 et seq. of the New Jersey "Open Public Meetings Act"

ROLL CALL

Pledge of Allegiance

The meeting is open to the General Public.

CORRESPONDENCE

Correspondence received from Ursula Leo, of Laddey Clark & Ryan LLP, requesting application 23:27, 328 Kingston, LLC, Block: 211 Lot: 11 be carried to July 10, 2024 without further notice and grants an extension for the Board to make decision on the case.

RESOLUTIONS

Application 24:04, Bhawna Shukla & Rajneesh Tiwari, 40 Dunnerdale Road, Block: 15.6 Lot: 14 Zone: R-1M, 'C' Variance to legalize a patio; retaining wall and rear stairs Contrary to Sec. 430-35 Col. 13.

Mr. Willans made a motion to approve the resolution; second by Mr. Reddy.

Approved by all.

Application 24:09, Mary Jean Wallace, 46 Berlin Road, Block: 283 Lot: 13 Zone: R-4 'C' Variance to construct a driveway (includes 4 ft. driveway expansion); retaining walls (replacement and/or relocation); front walk (replacement) & front landing and stairs (replacement) contrary to sec. 430-11. D. & Sec. 430-275. X.

Mr. Reddy made a motion to approve the resolution; second by Mr. Joskowitz

Approved by all.

Application 23:02, Perfect Clicks, LLC, 354 Kingston Road, Block: 211 Lot: 15 Zone: R-4
'C'/'D' Variance to construct a sign.

Application 23:02 will be memorialized at a later date.

AGENDA

Application 23:58, Asad Rizvi, 80 Hawkins Avenue, Block: 716 Lot: 20 Zone: R-3
'C' Variance to construct a carport addition; two-story addition; landing and stairs (off second story addition) contrary to Sec. 430-35 Cols. 5, 10 & 13.

Property owner, Asad Rizvi, was sworn by the Board Attorney and testified that the existing home does not have much living area for his family and the carport will be for a second car he wishes to purchase for his mother.

The application was amended to eliminate the carport addition but install a 4 ft. wide awning.

Chairman Iracane opened the floor to the public to ask questions of the witness.

Chairman Iracane opened the floor to the public to speak in support or opposition of the application.

Mr. Joskowitz made a recommendation to approve the application.

Mr. Joskowitz made a motion to approve the application; second by Mr. Reddy.

Approved by all.

Application 23:10, Klein Outdoor Advertising, LLC, 99 Fanny Road, Block: 449 Lots: 1
Zone: SED-3, Site Plan w/C/D Variances to construct a billboard. **Carried from February 28, 2024.**

Attorney, Joseph O'Neill of Garofalo & O'Neill, was present on behalf of the applicant and requested the application be carried to August 7, 2024 without further notice and with an extension of time for the Board to make decision on the case until August 31, 2024.

Application 23:12, IAAT, 100 Route 46, Block: 693 Lot: 25 Zone: B-2
'C'/'D' Variance to construct a billboard sign. **Carried from March 20, 2024.**

Attorney, Joseph O'Neill of Garofalo & O'Neill, was present on behalf of the applicant present Exhibit A-1, DOT Permit with attachments.

Witness, William Vought, Licensed Professional Engineer, previously sworn, presented exhibit A-2, Colorized Aerial of the subject site and surrounding area which was described for the Board.

The proposed 14 ft. x 48 ft. double sided V-shaped billboard will face east and west on Route 46 at a 60-degree angle. The height to top of the sign will be 39 ft. with a 3 ft. setback off route 46 and 10 in. setback off the Route 46 U-turn. The height from the ground to the bottom of the sign will be 25 ft.

The signs are remotely controlled, monitored and will change messages every 8 seconds.

The application was amended for a 10 ft. setback variance and second principal use.

Exhibit A-3 & A-4, Eastbound direction looking at the sign, called the left hand read & Westbound direction looking at the sign, called the right hand read was presented to show light at distance & angle.

Exhibits A-5 & A-6, Left hand read were presented to illustrate viewing angles of different degrees

It was explained that the signs are meant to illuminate, not project light.

Exhibit A-7, Lighting Chart explaining lighting levels at different levels was presented and explained.

Exhibit A-8, Watchfire Video illustrating what is seen from different degrees of angle and how the sign cannot be viewed outside the cone of view.

Digital signs are not permitted within 3,000 ft. of each other on the same side of the street by the DOT however, it does not apply to signs on the opposite side of the road.

A landscape plan will be submitted for the Township Foresters approval as a condition.

Chairman Iracane opened the floor to the public to ask questions of the witness.

Joseph Cimiluca asked about the Firewatch video.

Witness, Mr. Dougherty, Licensed Professional Planner, was sworn by the Board Attorney and presented Exhibit A-9, Aerial Drone view of the subject site looking westbound & eastbound.

Exhibit A-10, Aerial Drone view looking westbound at the height of the top of the sign.

Exhibit A-11, Aerial Drone view looking eastbound at the height of the top of the sign.

The exhibits were described for the Board.

The positive and negative criteria were presented, the required variances were reviewed.

The Board took a five-minute break then reconvened.

Mr. Willans had to excuse himself from the meeting.

The applicant agreed to lower the height of the sign to 35 ft.

Chairman Iracane opened the floor to the public to ask questions of the witness.

Chairman Iracane opened the floor to the public to speak in support or opposition of the application.

Kiara Newman, 130 New Road, spoke in support of the application.

Mr. Juskowitz made a recommendation to approve the application.

Mr. Reddy made a motion to approve the application; second by Mr. Juskowitz.

Approved by all.

Application 23:27, 328 Kingston, LLC, 328 Kingston Road, Block: 211 Lot: 11 Zone: R-4 'D' Variance to convert an existing two-family dwelling into a three-family dwelling.

A motion and second were made to carry the application to July 10, 2024.

Motion to adjourn.